

MIDWEST LAND GROUP PRESENTS

68 ACRES IN

LIVINGSTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

68 +/- ACRES — PREMIER RECREATIONAL & WATERFOWL PROPERTY

This exceptional 68 +/- acre recreational property offers outstanding deer, turkey, and waterfowl hunting just 3.5 miles west of Chillicothe, Missouri. Conveniently located approximately 1 hour & 20 minutes northeast of Kansas City, the farm combines excellent access, proven wildlife habitat, and turnkey hunting improvements.

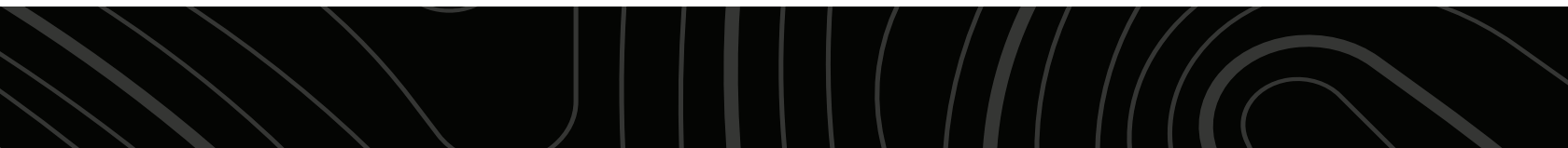
The property features blacktop frontage along Highway 190 on the north and Old Highway 190 on the south, along with more than two miles of maintained trails that provide easy access throughout the farm. Multiple engineered/designed wetland pools with stop-log water control structures create exceptional habitat for migrating waterfowl and support an abundance of deer and other wildlife. Numerous deer were observed while touring the property, and a Sportsmen's Condo elevated deer blind is already in place.

The southeast corner of the farm lies just 680 feet from the Thompson River, with the Grand River only four miles

to the south. Surrounded by numerous WRP properties and river bottom row crop fields, the farm benefits from thousands of acres of neighboring wildlife habitat, making it a truly exceptional recreational property.

A small area in the northeast corner along the highway is not enrolled in WRP, providing an excellent campsite location with electricity available at the road. To top it off, the nearly 5,800 acre Poosey Conservation Area is just eight miles northwest, offering even more hunting, fishing, and outdoor recreation opportunities.

With tremendous access, outstanding habitat, established hunting improvements, and an excellent location, this is a rare opportunity to own a premier recreational farm in north Missouri. Contact Derek Payne today at (573) 999-4574 for more information or to set up a showing!



PROPERTY FEATURES

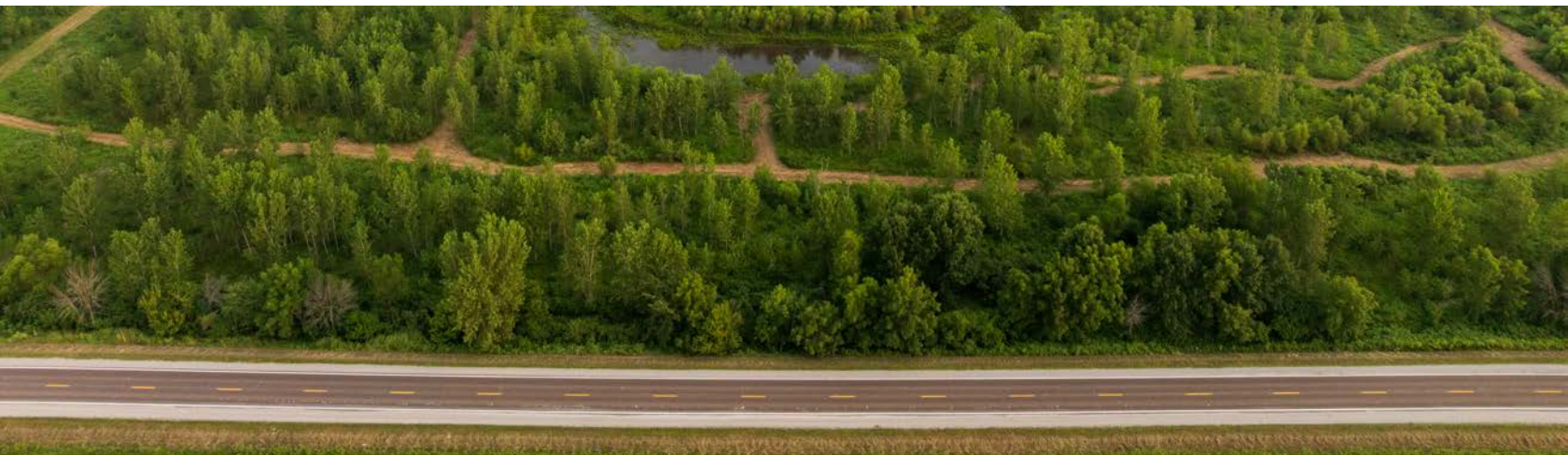
COUNTY: **LIVINGSTON** | STATE: **MISSOURI** | ACRES: **68**

- 3.5 miles west of Chillicothe, MO
- 1 hour 20 minutes northeast of Kansas City, MO
- Southeast corner of the farm is located 680' from the Thompson River
- Located 4 miles north of the Grand River
- Tremendous access
- Highway 190 blacktop frontage on north end
- Old Highway 190 road frontage on the south end
- Farm is fully accessible with extensive trail system
- Over 2 miles of maintained trails
- Small portion in the northeast corner at the highway is not in WRP - this area provides a great campsite
- Electricity located at the road
- Multiple engineered wetland pools throughout
- Stop-log structures in place
- Sportsmen's Condo elevated deer blind
- Numerous deer were seen while touring the farm
- A truly exceptional all-around recreational farm
- Numerous other WRP tracts surround the farm
- Additional hunting, fishing, & recreational opportunities located close by at the nearly 5,800 acre Poosey Conservation Area
- Poosey Conservation Area located 8 miles northwest



EXCELLENT ACCESS

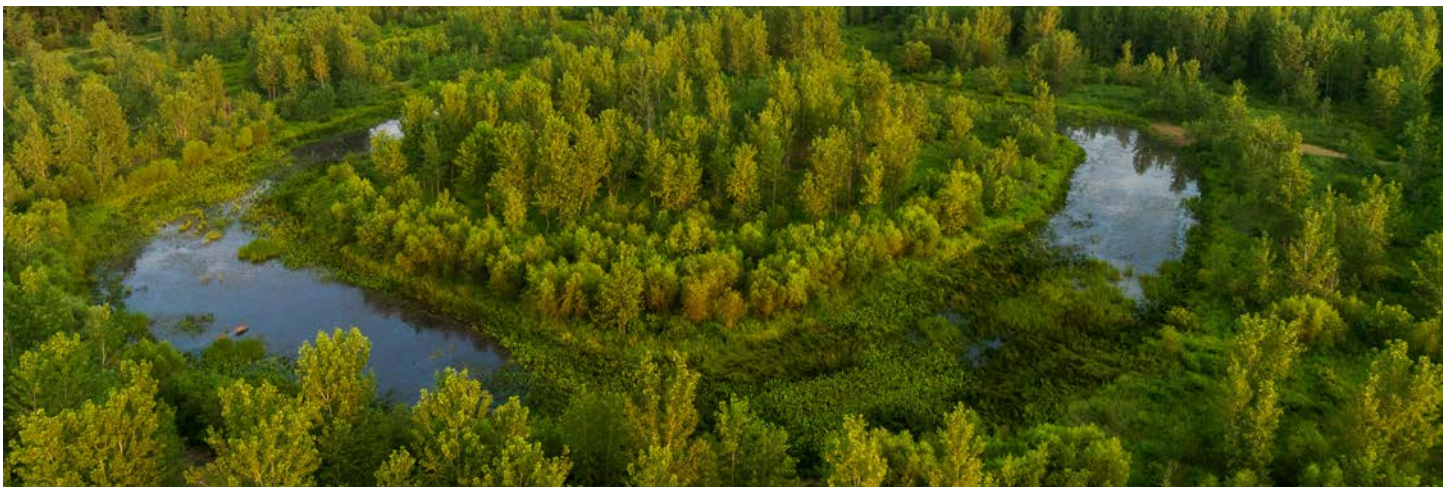
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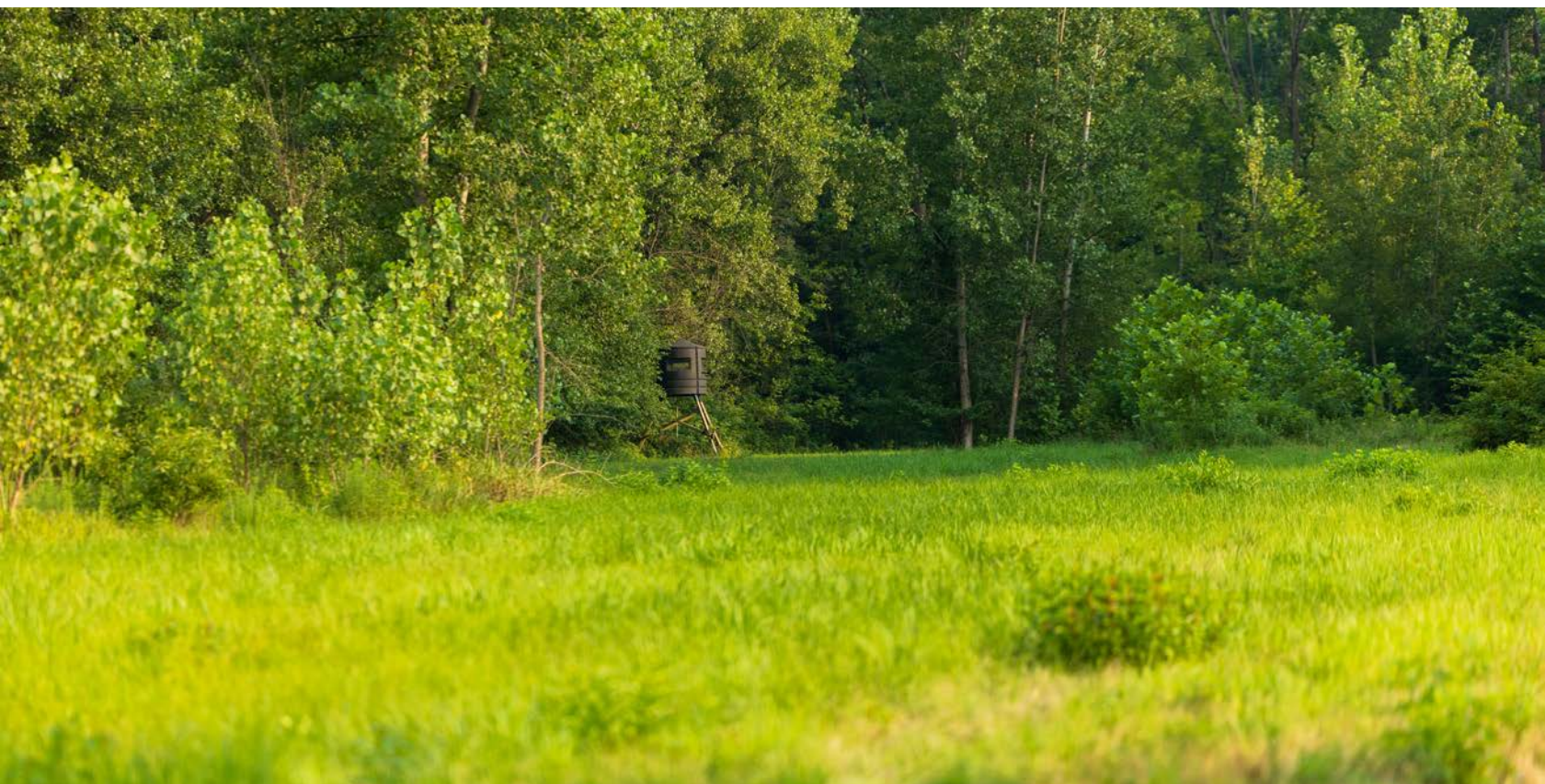
OVER 2 MILES OF MAINTAINED TRAILS



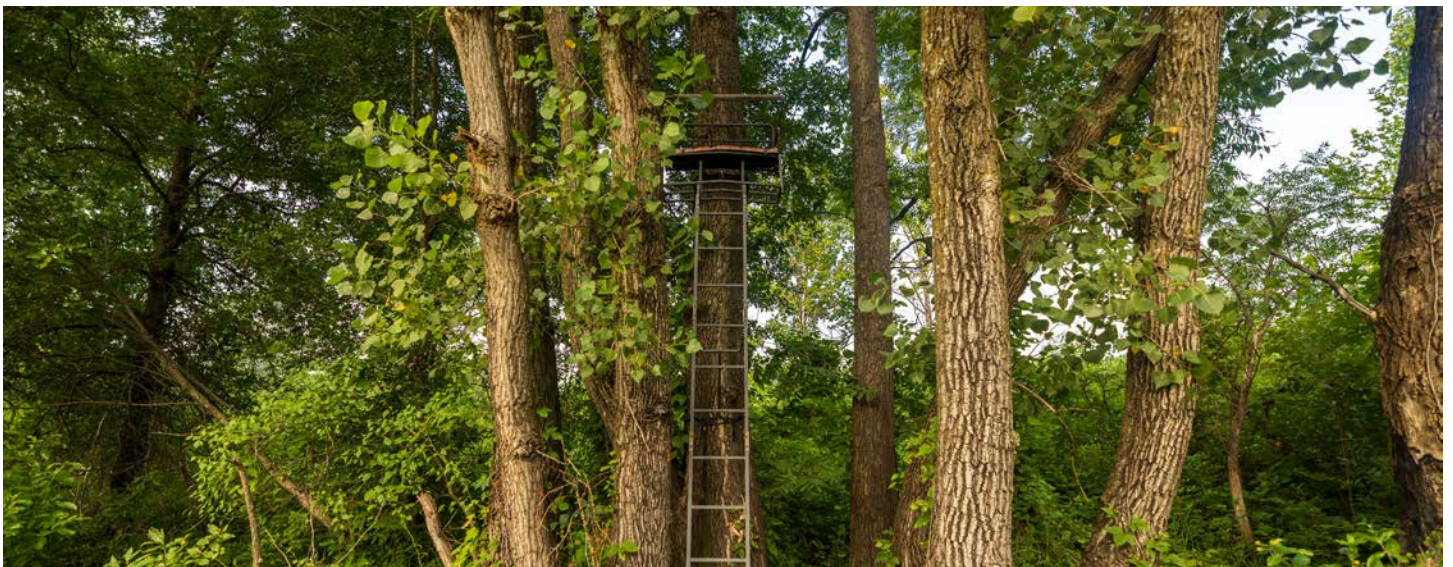
MULTIPLE ENGINEERED WETLAND POOLS



SPORTSMEN'S CONDO ELEVATED DEER BLIND



HUNTING



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 39° 49' 55.94, -93° 37' 3.97

0ft 497ft 995ft



Maps Provided By:



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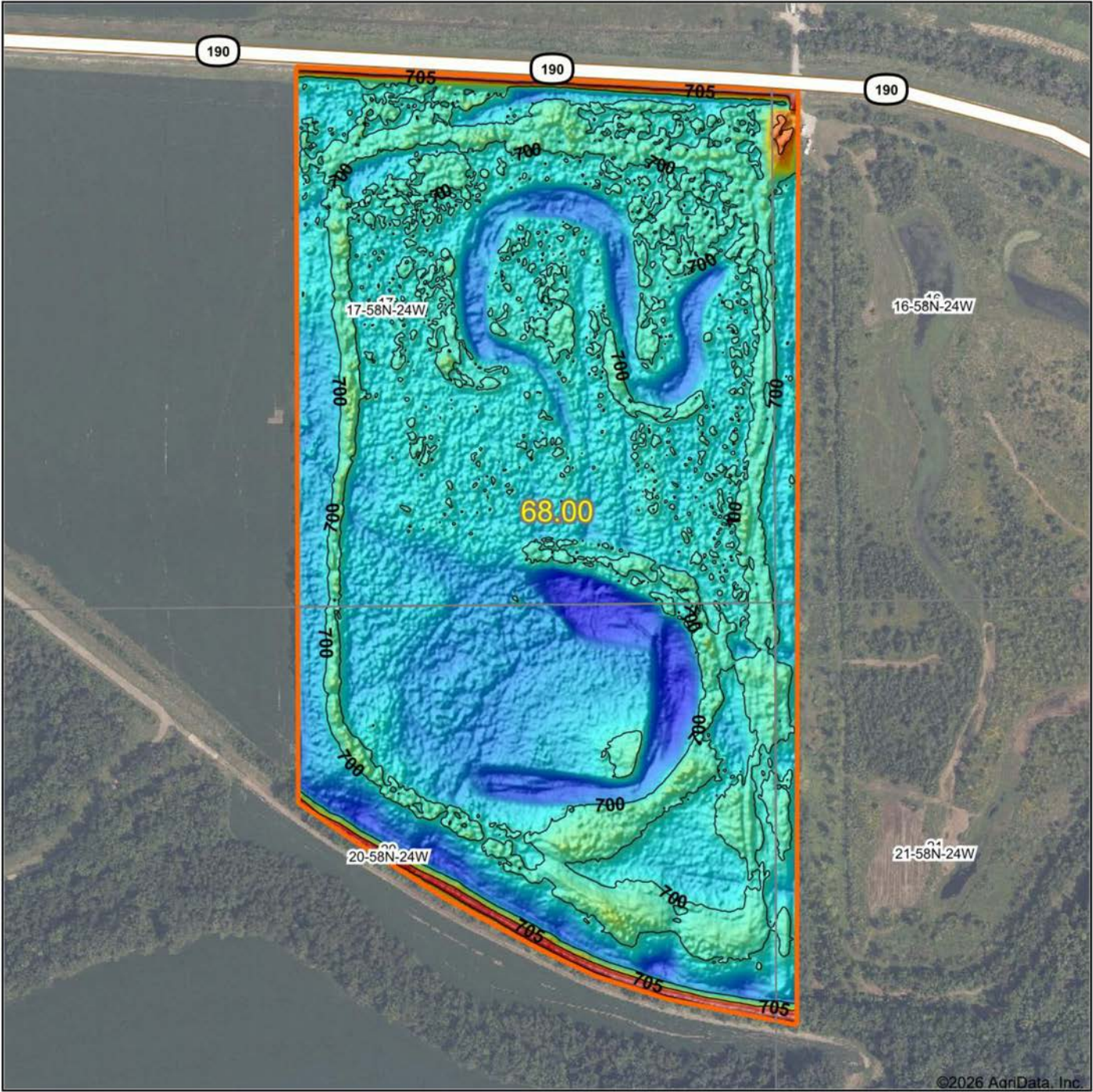
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17-58N-24W
Livingston County
Missouri



7/29/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 5
Min: 696.0
Max: 710.0
Range: 14.0
Average: 699.5
Standard Deviation: 1.48 ft

0ft 408ft 815ft



17-58N-24W
Livingston County
Missouri
7/29/2026
Boundary Center: 39° 49' 55.94, -93° 37' 3.97

OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,

LAND AGENT

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MidwestLandGroup.com

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